

APPRAISAL REPORT

of

7210 Hollies Acres

Salcha, AK 99714

As Of:

09/08/2020

Prepared For:

**State of Ak, Dept. of Natural Resources
Div of Mining
Land & Water 550 W 7th Ave Anchorage, Ak 99501**

Prepared By:

**Chris Guinn, MAI, SRA
Street, Guinn Appraisers
3724 Swenson Ave
Fairbanks, AK 99709**

**A. SUMMARY OF APPRAISAL NO. 4525-0**

1. ADL NO(S): 421207
2. SIZE: 4.774 acres
3. APPLICANT: N/A
4. LOCATION: Near Salcha, east of the Richardson Highway near milepost 322
5. LEGAL DESCRIPTION(S): Lot H-1, Hollie's Acres Subdivision, according to Plat No. 79-181, Fairbanks Recording District.
6. INTEREST APPRAISED: Fee simple title less mineral rights
7. PURPOSE OF THE APPRAISAL: Estimate Market Value
8. APPRAISED BY: Chris Guinn
9. DATE of REPORT: September 16, 2020
10. DATE of VALUE(S): September 8, 2020
11. APPRAISED VALUE(S): \$52,900

B. SUMMARY OF REVIEW

1. DATE of REVIEW: September 29, 2020
2. REVIEWER'S CLIENT: ☒ DNR ☐ Other: _____
3. INTENDED USERS of the REVIEW: ☒ DNR ☒ General Public ☐ Other: _____
4. INTENDED USE of the REVIEW: Establish minimum bid price for sealed bid auction
5. PURPOSE of REVIEW: ☒ Evaluate for Technical Compliance with DNR Instructions & USPAP
☐ Evaluate for Technical Compliance with UASFLA ☐ Develop Independent Estimate of Value
 Other: _____
6. SCOPE OF REVIEW: I Inspected the Subject on _____ I Did Not Inspect the Subject ☒
 I Inspected the Comparable Sales on _____ I Did Not Inspect the Comparable Sales ☒
 I Independently Verified the Comparable Sales in the Report ☐ Yes ☒ No
 Data and Information Considered in Addition to that Contained in the Report: ☒ None ☐ See Sections C thru F
 Extraordinary Assumptions, Hypothetical Conditions, & Other Limiting Conditions for this review:
☒ None ☐ See Section G Related appraisals reviewed: _____
 Proofread DNR data entry: ☐ Yes ☒ No
7. RESULTS OF REVIEW: ☐ Not Approved ☒ Approved Approved Value: \$52,900

C. COMPLETENESS OF APPRAISAL MATERIAL WITHIN SCOPE OF WORK APPLICABLE TO THE ASSIGNMENT/CONFORMANCE with APPRAISAL INSTRUCTIONS: Adequate**D. ADEQUACY and RELEVANCE of APPRAISAL DATA and PROPRIETY OF ADJUSTMENTS: Adequate****E. APPROPRIATENESS OF APPRAISAL METHODS and TECHNIQUES: Adequate.****F. ANALYSES, OPINIONS, and CONCLUSIONS ARE APPROPRIATE and REASONABLE, except:**



G. REVIEWER'S ASSUMPTIONS AND LIMITING CONDITIONS

1. This review is based on data and information contained in the appraisal report as well as any additional data from other sources that is identified in this review.
2. The reviewer assumes that the data and information in the appraisal are factual and accurate.
3. The reviewer reserves the right to consider any additional data or information that may subsequently become available, and to revise an opinion or conclusion, if such data and information warrant a revision.
4. All assumptions and limiting conditions contained in the appraisal report are part of this review unless otherwise stated.
5. A title report has not been provided to the appraiser and the reviewer. Unless specifically noted in the report or this review, it is assumed that the only easements and restrictions that affect the property are those shown on the plat.
6. The value of commercial timber, if any, is specifically excluded from the final conclusion of value.

REVIEW APPRAISER'S CERTIFICATION APPRAISAL NO. 4525-0

I certify that, to the best of my knowledge and belief:

- The facts and data reported by the reviewer and used in the review process are true and correct.
- The analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or use of, this review.
- My analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- I did ☐ did not ☒ personally inspect the subject property of the report under review.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Reviewed by Kevin Hindmarch
Kevin Hindmarch, Review Appraiser

Date 9/29/20

cc: Hannah Uher-Koch

Due to the confidentiality of sales information in the State of Alaska, the valuation section(s) of the report is unavailable online. The entire report can be reviewed at the DNR Public Information Center:

In Anchorage

(in the Atwood Building)
550 W. 7th Ave. Suite 1200, Anchorage AK, 99501
Phone (907) 269-8400
Fax (907) 269-8901
TDD for hearing impaired (907) 269-8411
e-mail: dnr.pic@alaska.gov
Business hours 10:00 am to 5:00 pm M-F.

In Fairbanks

(Corner of University & Airport Way)
3700 Airport Way, Fairbanks, AK 99709
Phone (907) 451-2705
Fax (907) 451-2706
TDD for hearing impaired (907) 451-2770
e-mail: fbx-pic@alaska.gov
Business hours 10:00 am to 5:00 pm M-F.

In Juneau

(Southeast Div. of Land)
400 Willoughby Ave., 4th Floor, Juneau AK 99801
Phone (907) 465-3400
Fax (907) 586-2954
e-mail: southeast_land@dnr.state.ak.us
Business hours 10:00 am to 5:00 pm M-F.

Uniform Residential Appraisal Report

The purpose of this appraisal report is to provide the lender/buyer with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address **7210 Hollies Acres** City **Salcha** State **AK** Zip Code **99714**
 Borrower **Owner of Public Record** State of Ak, Dept. of Natural Resources County **FNSB**

Legal Description **Lot H1, Hollies Acres**
 Assessor's Parcel # **0136387** Tax Year **2020** R.E. Taxes \$ **0**

Neighborhood Name **Salcha** Map Reference **N/A** Census Tract **0017.00**
 Occupant ☐ Owner ☐ Tenant ☒ Vacant Special Assessments \$ **0** PUD ☐ HOA \$ **0** per year per month

Property Rights Appraised ☐ Fee Simple ☒ Leasehold ☐ Other (describe) **Fee Simple less Mineral Rights**
 Assignment Type ☐ Purchase Transaction ☒ Refinance Transaction ☐ Other (describe) **Estimate Market Value**

Lender/Cient **State of Ak, Dept. of Natural Resources** Address **Div of Mining, Land & Water 550 W 7th Ave Anchorage, Ak 99501**
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? ☐ Yes ☒ No
 Report data source(s) used, offering price(s), and date(s) **State of Ak Representative**

I ☐ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ **_____** Date of Contract **_____** Is the property seller the owner of public record? ☐ Yes ☐ No Data Source(s) **_____**
 Is there any financial assistance (loan charges, sale concessions, gift or down payment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☐ No
 If Yes, report the total dollar amount and describe the items to be paid: **_____**

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use		
Location	Urban	Suburban	Rural	Property Values	Increasing	Stable	Declining	PRICE	AGE	One-Unit	20 %	
Built-Up	Over 75%	25-75%	Under 25%	Demand/Supply	Shortage	In Balance	Over Supply	\$ (000)	(yrs)	2-4 Unit	1 %	
Growth	Rapid	Stable	Slow	Marketing Time	Under 3 mths	3-6 mths	Over 6 mths	50	Low	Multi-Family	0 %	
Neighborhood Boundaries	Bound on the north by Hurst Road, on the south by the New Richardson Highway, on the east by Nelson Road, and on the west by Newby Road.							400	High	55	Commercial	1 %
Neighborhood Description	Area is located 40 miles southeast of Fairbanks, and 25 miles SE of North Pole, Alaska. Major shopping and other amenities are located in Fairbanks with some in North Pole. The area is influenced by its proximity to Eielson AFB. Police protection is by the Alaska State Troopers and fire protection is by the Salcha Fire Dept. The neighborhood has good access to the Richardson Hwy. Homes in the area all have wells and septic systems. Many homes have owner-built quality.							225	Pred.	30	Other Vacant	78 %

Market Conditions (including support for the above conclusions) **The Fairbanks/North Pole market is currently tight, with few listings on the market. The Salcha market is not as tight and their is little new construction. The DOM are typically longer in the Salcha market.**

Dimensions **See Locator Map** Area **4.77 ac** Shape **Rectangular** View **N, Woods**
 Specific Zoning Classification **Gu-1** Zoning Description **General Use -1 (Most uses permitted)**
 Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe) **_____**
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe. **Subject is a residential property in a residential neighborhood and it's zoning permits a residential use.**

Utilities **Public Other (describe) _____** Public **Other (describe) _____** Off-site Improvements--Type **Public Private**
 Electricity ☒ **G.V.E.A.** Water ☐ **Private Well** Street Gravel ☒ **_____**
 Gas ☐ **None** Sanitary Sewer ☐ **Septic System** Alley ☐ **None**

FEMA Special Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone **X** FEMA Map # **02090C7275J** FEMA Map Date **03/17/2014**
 Are the utilities and/or off-site improvements typical for the market area? ☒ Yes ☐ No If No, describe. **_____**
 Are there any adverse site conditions (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe. **_____**
 No observed encroachments, adverse easements, or slide areas. Assume soils are adequate for conventional foundations.
 No title documents researched. No readily observable adverse environmental conditions noted at the time of appraisal observation, but the appraiser is not an expert in environmental matters.

General Description		Foundation		Exterior Description		Interior	
Units	One with Accessory Unit	Concrete Slab	Crawl Space	Foundation Walls	CcBk/Avg.	Floors	Vinyl/Cp/UF-A
# of Stories	1	Full Basement	Partial Basement	Exterior Walls	T-111/Fair	Walls	Sheetrock/F
Type	Det	Basement Area	0 sq. ft.	Roof Surface	Meta/F	Trim/Finish	Wood/F-A
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed	Under Const.	Basement Finish	0 %	Gutters & Downspouts	None	Bath Floor	Vinyl/F
Design (Style)	Ranch	Outside Entry/Exit	Sump Pump	Window Type	Wood Csmn/UP-F	Bath Wainscot	Vinyl/UF-A
Year Built	1984	Evidence of	Infestation	Storm Sash/Insulated	No	Car Storage	None
Effective Age (Yrs)	50	Dampness	Settlement	Screens	Undetermined	<input checked="" type="checkbox"/> Driveway	# of Cars 2
Attic	<input checked="" type="checkbox"/> None	Heating	<input checked="" type="checkbox"/> FWA	Amcnities	Woodstove(s) # 0	Driveway Surface	Gravel
Drop Sta'r	Stairs	Other	Fuel Oil	Fireplace(s) # 0	Fence	None	Garage
Floor	Scuttle	Cooling	Central Air Conditioning	<input checked="" type="checkbox"/> Patio Deck Dk	<input checked="" type="checkbox"/> Porch	Porch	Carport
Finished	Heated	Individual	Other	Pool	None	<input checked="" type="checkbox"/> Other	2 Arc Ent.
Appliances	<input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe) _____						
Finished area	above grade contains: 5 Rooms 3 Bedrooms 1.0 Bath(s) 1,200	Square Feet of Gross Living Area Above Grade					
Additional features (special energy efficient items, etc.) Porch & deck are in poor condition and given no value. 2 Arctic entries							

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). **C6: No updates in the prior 15 years; From discussion with State of Alaska representative, my exterior inspection, and home inspection report (attached & dated 8/21/2020) the exterior and interior of the home shows need of extensive maintenance. No functional or external depreciation.**

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☒ Yes ☐ No If Yes, describe **All physical deficiencies are itemized in the attached home inspection report. In addition the property needs a new septic system and a new furnace. The appraisal is in its "as is" condition.**

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe **_____**

Borrower

Property Address 7210 Hollies Acres

City Salcha

County

FNSB

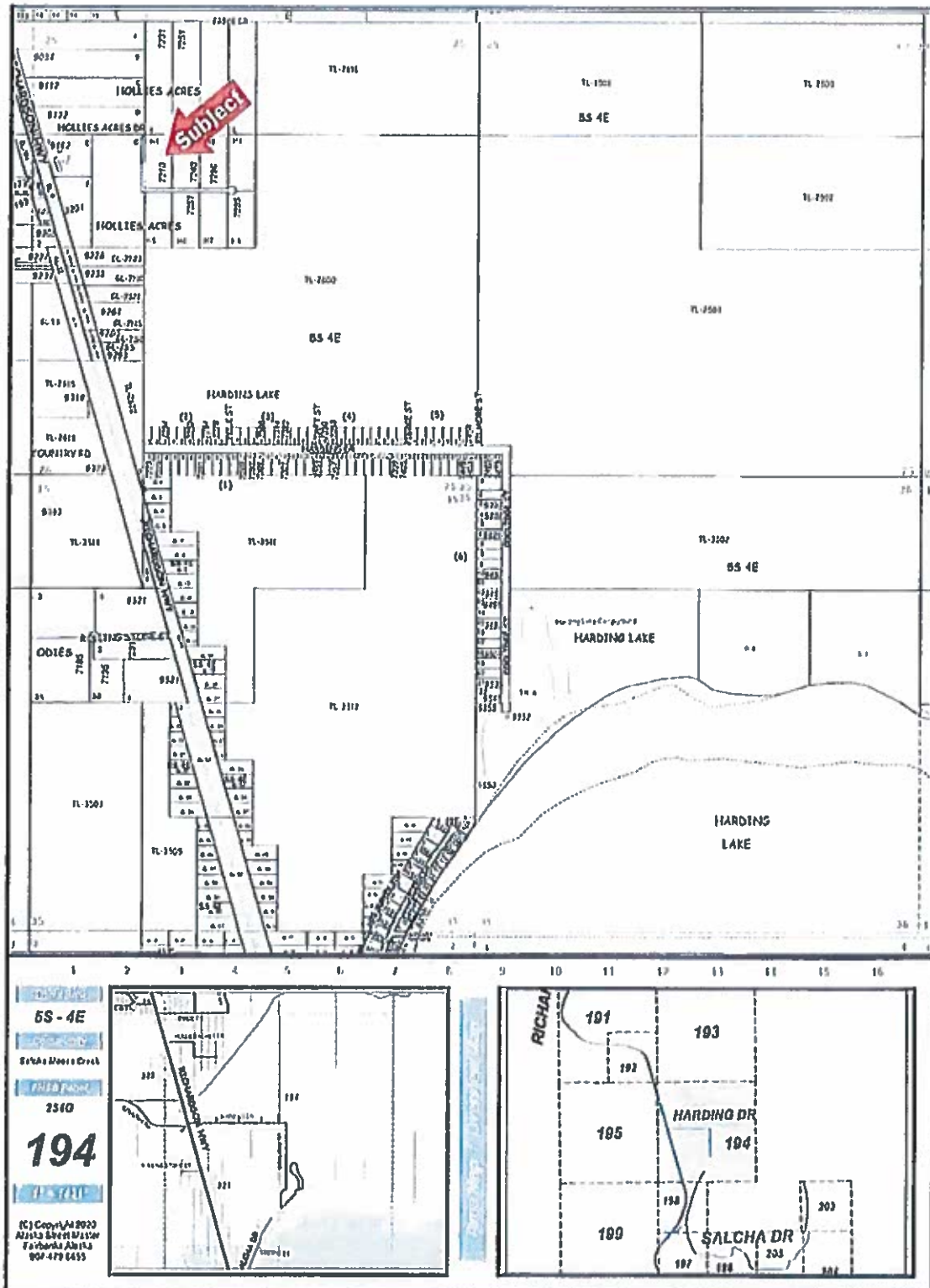
State AK

Zip Code

99714

Lender/Client State of Ak, Dept. of Natural Resources

Address Div of Mining, Land & Water 550 W 7th Ave Anchorage, Ak 99501



Subdivision Plat

File No. 20-0906

Case No.

Borrower

Property Address 7210 Hollies Acres

City Salcha

County

FNSB

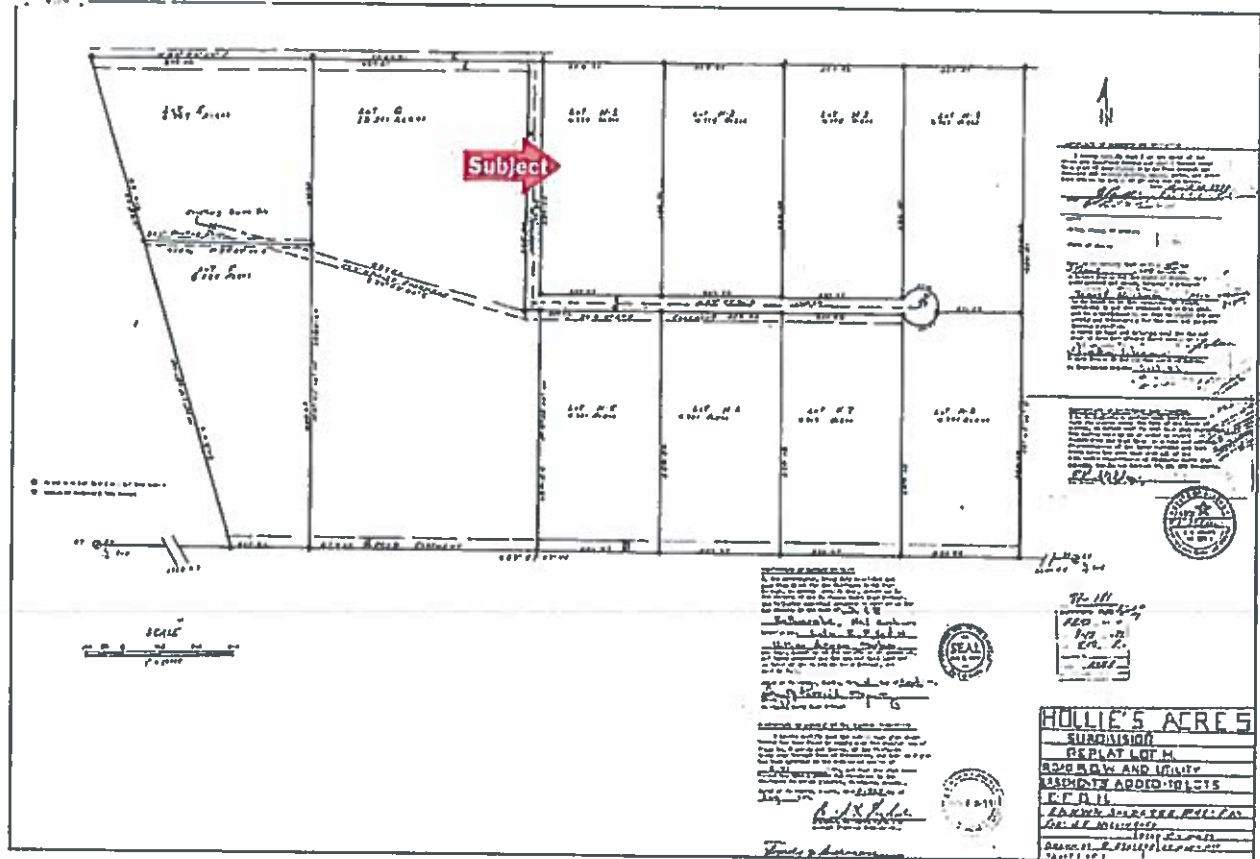
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Street, Guinn Appraisers
SUBJECT PHOTO ADDENDUM

File No. 20-0906
Case No.

Borrower						
Property Address	7210 Hollies Acres					
City	Salcha	County	FNSB	State	AK	Zip Code 99714
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Damaged Window



Damaged siding



Damaged Foundation

Street, Guinn Appraisers
SUBJECT PHOTO ADDENDUM

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Damage to Deck



More damage to deck/porch
Picture Provided by Tenet.



Window casement damage

Street, Guinn Appraisers
SUBJECT PHOTO ADDENDUM

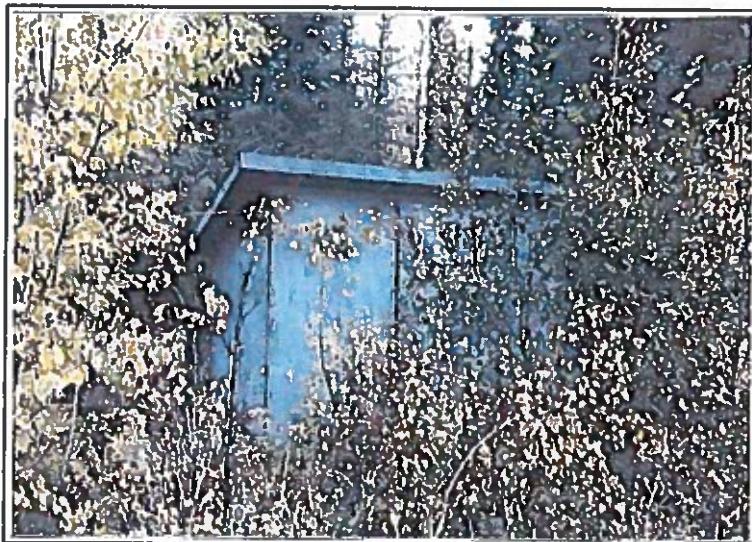
File No. 20-0906
Case No.

Borrower

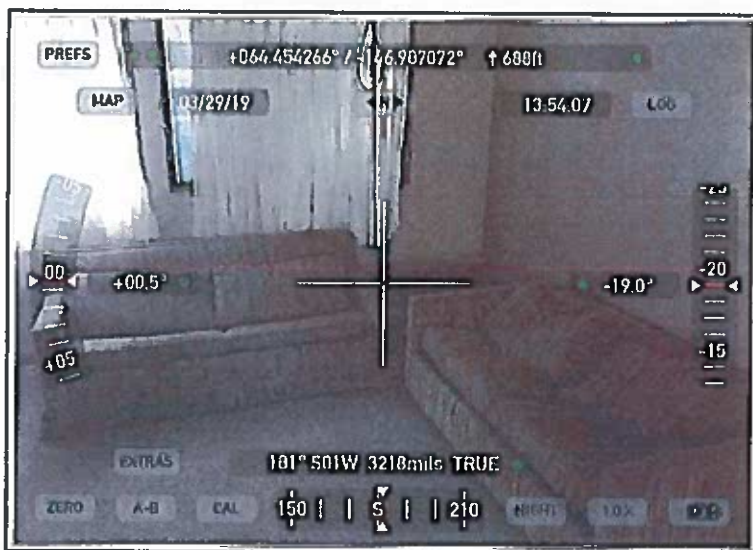
Property Address 7210 Hollies Acres

City Salcha County FNSB State AK Zip Code 99714

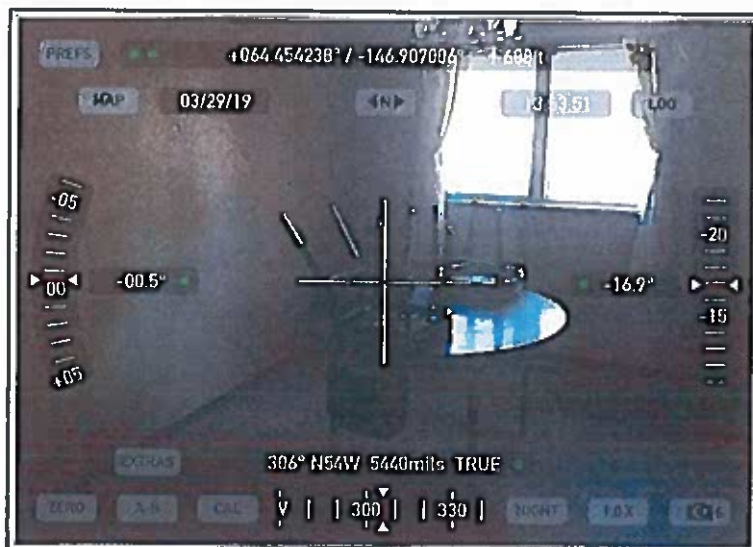
Lender/Cent State of Ak, Dept. of Natural Resources Address Div of Mining, Land & Water 550 W 7th Ave Anchorage, Ak 99501



Shed



Living room (picture provided by DNR)



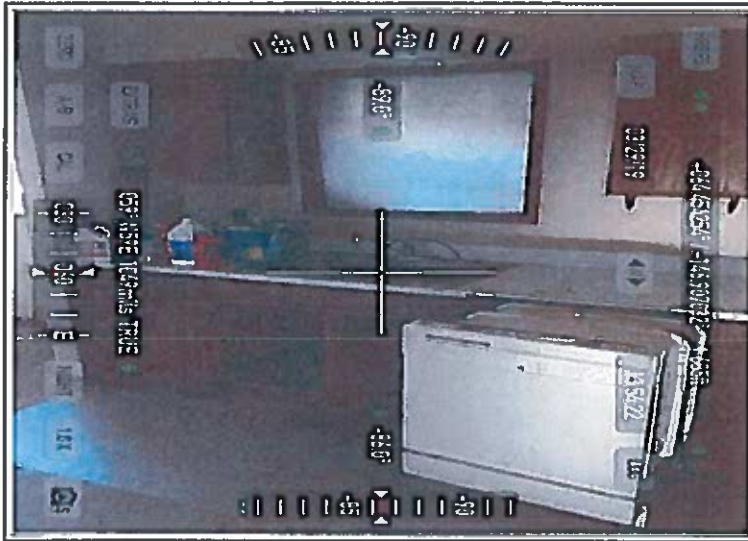
Dining room (picture provided by DNR)

Street, Guinn Appraisers
SUBJECT PHOTO ADDENDUM

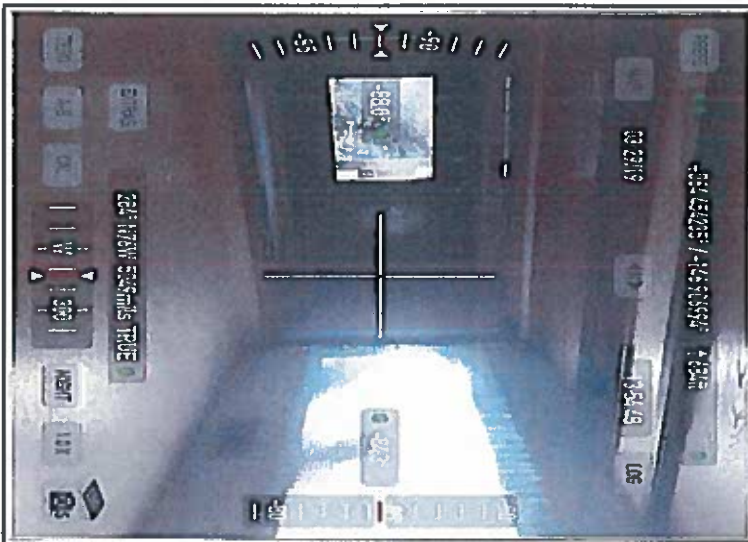
File No. 20-0906
Case No.

Borrower

Property Address	7210 Hollies Acres				
City	Salcha	County	FNSB	State	AK
Zip Code	99714				
Lender/Client	State of Ak, Dept. of Natural Resources				
Address	Div of Mining, Land & Water 550 W 7th Ave Anchorage, Ak 99501				



Kitchen (Picture provided by DNR)



Bedroom (Picture provided by DNR)



More Kitchen (Picture provided by DNR)

Borrower

Property Address 7210 Hollies Acres

City Salcha

County

FNSB

State AK

Zip Code

99714

Lender/Client State of Ak, Dept. of Natural Resources

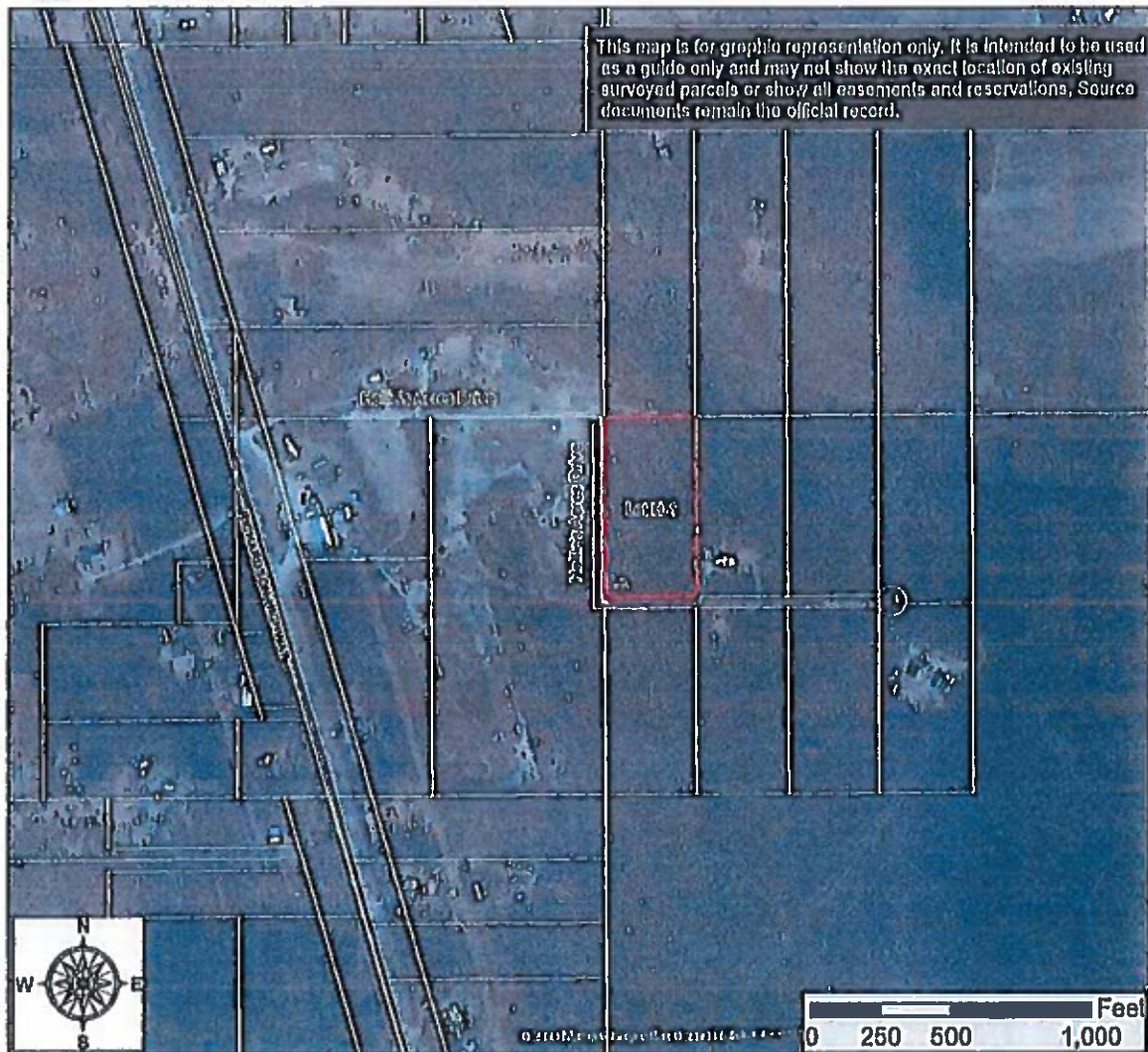
Address Div of Mining, Land & Water 550 W 7th Ave Anchorage, Ak 99501

Northern Region

PROPOSED LAND SALE PROJECT



Attachment A: Vicinity Map Hollie's Acres House, ADL 421207

**Legend**

- Project Area
- Parcels

For more information contact:
 Collin Craven
 Department of Natural Resources
 Division of Mining, Land, and Water
 Land Sales Section
 907.461.2730
land.development@alaska.gov

Township 5 S, Range 4 E
 Section 26 Fairbanks Meridian
 Big Delta B-8 USGB QUAD 1:25,000



CMC, March 2, 2020



Borrower

Property Address* 7210 Hollies Acres

City Salcha

County

FNSB

State AK

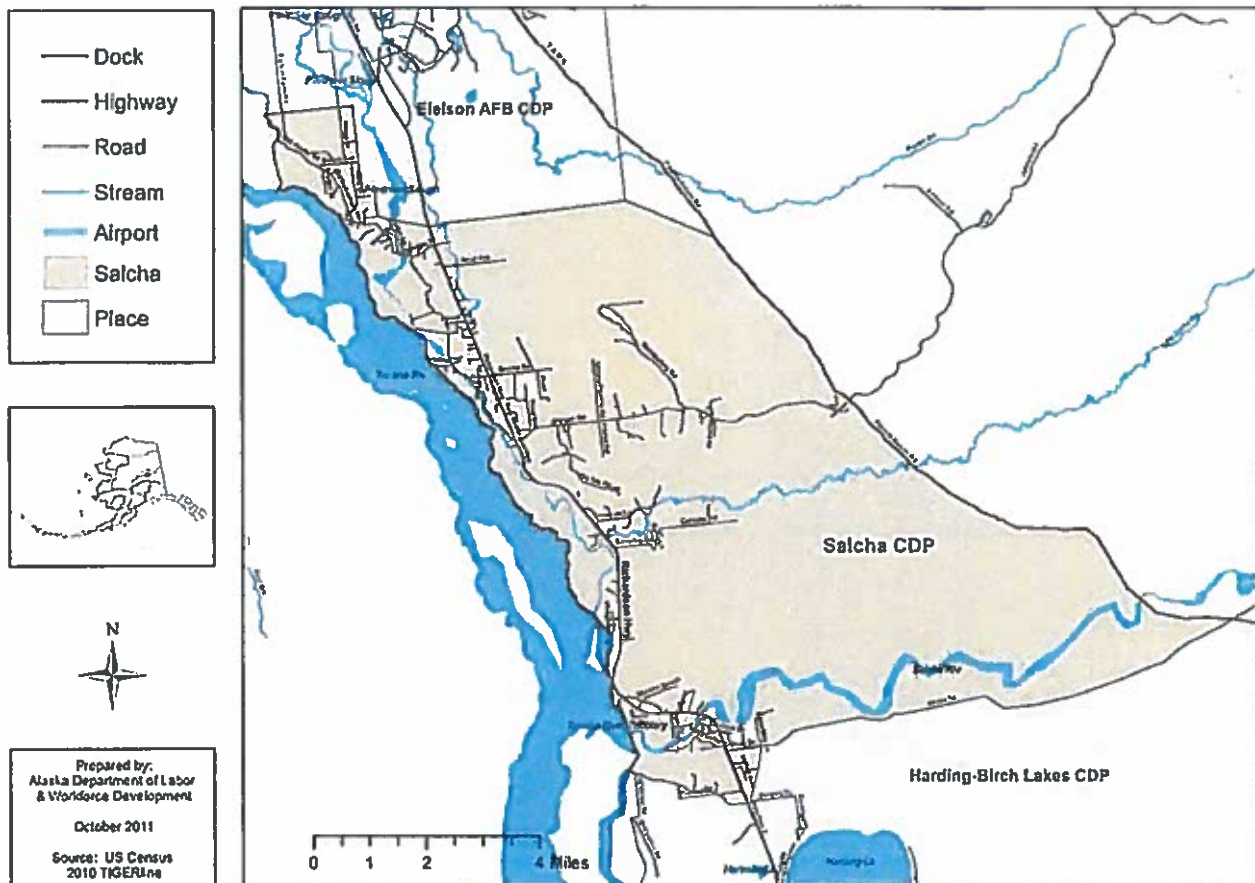
Zip Code

99714

Lender/Client State of Ak, Dept. of Natural Resources

Address Div of Mining, Land & Water 550 W 7th Ave Anchorage, Ak 99501

Salcha CDP



Contractors Estimate of Repair Costs

File No. 20-0906

Case No.

Borrower

Property Address 7210 Hollies Acres

City Salcha

County

FNSB

State AK

Zip Code

99714

Lender/Client State of Ak, Dept. of Natural Resources

Address Div of Mining, Land & Water 550 W 7th Ave Anchorage, Ak 99501

Estimate for Contractor completed repairs listed by repair item.

Repair #	Estimate \$	Total: \$
1	\$5,500.00	52,620.00
2	\$1,200.00	
3	\$10,500.00	
4	\$350.00	
5	\$100.00	
6	\$4,000.00	
7	\$2,800.00	
8	\$1,200.00	
9	\$900.00	
10	\$2,600.00	
11	\$150.00	
12	\$100.00	
13	\$150.00	
14	\$2,000.00	
15	\$2,600.00	
16	\$2,400.00	
17	\$1,500.00	
18	\$150.00	
19	\$50.00	
20	\$5,500.00	
21	\$900.00	
22	\$1,400.00	
23	\$200.00	
24	\$250.00	
25	\$350.00	
26	\$200.00	
27	\$220.00	
28	\$1,300.00	
29	\$350.00	
30	\$100.00	
31	\$1,600.00	
32	\$450.00	
33	\$150.00	
34	\$100.00	
35	\$400.00	
36	\$900.00	

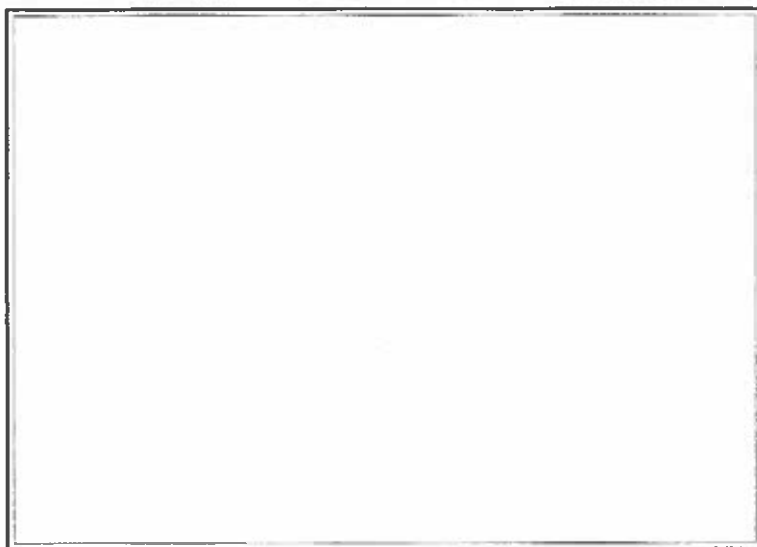
Street, Guinn Appraisers
SUBJECT PHOTO ADDENDUM

File No. C20-0908
Case No.

Borrower	N/A						
Property Address	7210 Hollies Acres						
City	Salcha	County	F.N.S.B.	State	AK	Zip Code	99714
Lender/Clien	State of Alaska, Dept. of Natural Resources		Address	Div of Mining, Land & Water 550 W 7th Ave Anchorage, Ak 99501			



**FRONT OF
SUBJECT PROPERTY**
7210 Hollies Acres
Salcha, AK 99714



**REAR OF
SUBJECT PROPERTY**



STREET SCENE

Primary Struct(s)

		<u>Qualifiers</u>						
#	Cat	Sub-Cat	Arch	QG	Yr-Built	Eff-Yr	PHYS	
1	R	R1/SFR	11/Ranch 11	500	1984	1984	21%	

Additional Obsolescence

Location/econ. 5%

Multiplicative Summation 25%

Net Value: 122,811

Primary Sections

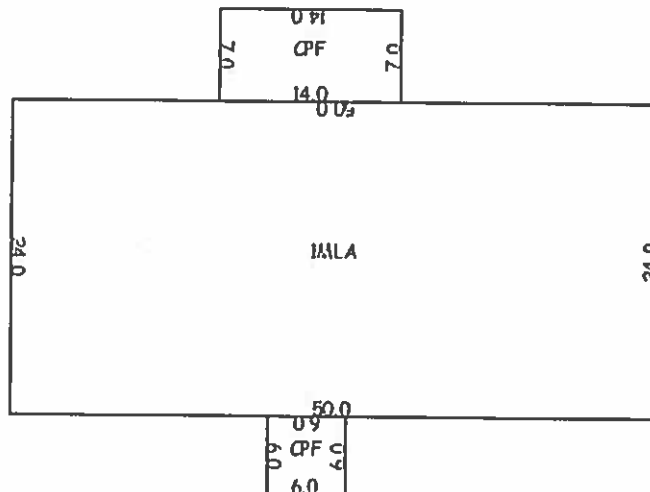
<u>Interior</u>	<u>FP</u>	<u>Stories</u>	<u>W. Ht.</u>	<u>Wall Type</u>	<u>Perimeter</u>	<u>Deviation</u>	<u>Value</u>
Main Area	1,200	1	8	2x4cust/2x6 Std (Old)	148	100%	69,640
Total SQ FT:		1,200					69,640

Secondary Sections

<u>Finish Type</u>	<u>FP</u>	<u>Base Sum</u>	<u>Deviation</u>	<u>Value</u>
Closed Por Finished	98	25.00	100%	2,450
Closed Por Finished	36	25.00	100%	900
Total SQ FT:		134		3,350

Amenities

<u>Amenities</u>	<u>Quantity</u>	<u>Base Rate</u>	<u>Deviation</u>	<u>Value</u>
3-Fix. Bath_SFR	1	2,000.00	100%	2,000
				2,000



* The information contained in this report is believed to be accurate as of the date printed, but should not be considered 100% reliable. If the user believes this information is in error, please contact the Assessing Department at (907) 459-1428.